



Bartlein & Company, Inc.

Managers of Real Property

F E B R U A R Y , 2 0 1 2
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	4,997.77		5,000.00		
MAINT. FEES/ASSESSMENTS	70,023.09	8.6%	131,653.09	16.1%	816,240.00
LATE FEES	518.66	N/A	528.66	N/A	- 0 -
OTHER INCOME	200.00	N/A	225.00	N/A	- 0 -
TOTAL INCOME	70,741.75	8.7%	132,406.75	16.2%	816,240.00
CLEANING & JANITORIAL	1,690.00	13.0%	2,225.00	17.1%	13,000.00
ELECTRIC	1,696.81	8.1%	3,345.41	15.9%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	10,170.00	15.9%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	- 0 -	0.0%	4,462.54	29.8%	15,000.00
MANAGEMENT FEES	2,352.00	8.3%	4,704.00	16.7%	28,224.00
PAINTING & DECORATING	584.00	14.6%	1,571.00	39.3%	4,000.00
POOL MAINT & SUPPLIES	877.57	5.9%	1,721.24	11.5%	15,000.00
POOL HEATING (GAS)	825.41	9.2%	1,664.57	18.5%	9,000.00
REPAIRS & MAINTENANCE	3,030.48	6.1%	9,401.60	18.8%	50,000.00
RUBBISH REMOVAL	3,520.51	7.0%	7,081.95	14.2%	50,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	14.00	0.2%	65.71	1.1%	6,000.00
WATER & SEWER	1,868.61	7.5%	3,169.62	12.7%	25,000.00
INSURANCE	4,460.10	4.2%	8,920.20	8.5%	105,000.00
PEST CONTROL	- 0 -	0.0%	- 0 -	0.0%	2,000.00
PROFESSIONAL FEES	627.45	12.5%	1,056.89	21.1%	5,000.00
TELEPHONE EXPENSE	39.93	8.0%	80.67	16.1%	500.00
MISCELLANEOUS EXPENSE	(66.00)	-2.2%	158.07	5.3%	3,000.00
OPERATING EXPENSES	26,605.87	6.4%	59,798.47	14.3%	418,224.00
RESERVE EXPENDITURES	33,313.44	3.4%	89,788.07	9.1%	981,900.00
TOTAL EXPENDITURES	59,919.31	4.3%	149,586.54	10.7%	1,400,124.00
CASH FLOW: Income-Expense	10,822.44	-1.9%	(17,179.79)	2.9%	(583,884.00)
INCOME TAX	(631.00)	63.1%	(631.00)	63.1%	(1,000.00)
TRANSFER TO RESERVE	(10,588.21)	N/A	(12,588.21)	N/A	- 0 -
TRANSFER FROM RESERVE	399.00	0.1%	30,399.00	5.2%	579,884.00
OTHER TRANSACTIONS	(10,820.21)	-1.9%	17,179.79	3.0%	578,884.00
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

JANUARY 31, 2012

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

Operating Account				\$4,997.77
Savings/Reserves:				
		Rate (%)		
MM	Community West Bank # 1502484	1.00	\$946.91	
7/5/12	CDARS/Sovereign Bank # 1013273916	0.22	50,000.00	
1/3/13	CDARS/Sovereign Bank # 1013272057	0.32	115,000.00	
2/16/12	CDARS/Sovereign Bank # 1013052669	0.17	90,000.00	
2/16/12	CDARS/Banco Popular # 1013050704	0.17	140,000.00	
12/20/12	CDARS/Rockland Trust # 1013221118	0.35	200,000.00	
2/9/12	CDARS/Flagstar Bank # 1013019165	0.17	150,000.00	
2/9/12	CDARS/Banco Popular # 1013019459	0.17	120,000.00	
12/6/12	CDARS/Private Bank & Trust # 1013137524	0.35	170,000.00	
2/9/12	CDARS/Flagstar Bank # 1013019866	0.17	100,000.00	
12/20/12	CDARS/East West Bank # 1013204809	0.35	230,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,365,946.91
Accounts Receivable:				
Due From Unit Owners			63,404.63	
Other Receivables			<u>0.00</u>	63,404.63
TOTAL ASSETS				\$1,434,349.31
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LIABILITIES:

Accounts Payable	\$13,500.00
Prepaid Assessments	4,114.50
TOTAL LIABILITIES	17,614.50

FUND BALANCES:

	1,416,734.81
TOTAL LIABILITIES & FUND BALANCES	\$1,434,349.31
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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.